

Minutes

City of Carrollton

Mayor and Council Meeting

Monday, June 7, 2004
6:00 p.m.

Public Safety Complex
Court/Council Chambers
115 West Center Street, Carrollton, Georgia

I. CALL TO ORDER

The Mayor and City Council met in regular session on Monday, June 7, 2004 at 6:00 p.m. in the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. Mayor Garner called the meeting to order at 6:05 p.m. Members present: Mayor Wayne Garner, Councilmember Peter Balega, Councilmember Gerald Byrd and Councilmember Rusty Gray. Members absent: None

II. INVOCATION

Councilmember Byrd offered the invocation.

III. MINUTES

Motion by Councilmember Gray, seconded by Councilmember Byrd to approve the minutes of the regular meeting on June 7, 2004. Motion passed, 4-0.

IV. ITEMS OF DISCUSSION

1. Public Hearing – Annexation and Rezoning Request

Petitioner: Piney Grove Baptist Church

Location: 6.80 acres on Cottage Hill Road

Community Development Director Tracy Dunnavant informed the Mayor and Council that the petitioner requested that the item be tabled. Motion by Councilmember Gray, seconded by Councilmember Byrd to table the item at the request of the petitioner. Motion passed, 4-0.

2. Public Hearing: Special Exception Request

Petitioner: Camden Management Partners

Location: 10.9 acres on Lovvorn Road

Community Development Director Tracy Dunnavant informed the Mayor and Council of a special exception request by Camden Management Partners for 10.9 acres located at 501 Lovvorn Road. The property is currently zoned M-1 (Light Industrial) and the requested special exception would be for residential loft apartments. If successful, the petitioner is asking to construct 170 units within the existing building on the property. The Planning Commission has reviewed the application and recommends that the special exception be approved with the following conditions: (1) the development be based on the specific information described in John Grumpert's correspondence dated March 23, 2004 and (2) alterations to the exterior of the site be reviewed by the Historic Preservation Division to ensure that they did not negatively impact the national register district nomination application. A special exception for loft apartments has already been granted for the adjacent property, which houses two of the other Mandeville Mill buildings. At this time, Mayor Garner opened the public hearing for citizen input on the matter. Those speaking in favor: Camden Management Partners Spokesperson Rodney Brown reviewed plans to renovate the Mandeville Mill buildings. Councilmember Byrd inquired as to the aesthetic changes to the

exterior of the buildings. Mr. Brown commented that the buildings would be returned to their original splendor. Those speaking opposed: None. There being no further comment, Mayor Garner closed the public hearing and inquired to Council's questions or motion on the matter. Motion by Councilmember Byrd, seconded by Councilmember Gray to approve Petitioner Camden Management Partners Special Exception Request (with conditions as recommended by the Planning Commission). Motion passed, 4-0.

At this time Mayor Garner announced he would be deviating from the Agenda sequence. Mayor Garner announced he would be leaving the meeting early and wanted to address the following items prior to his departure.

4. Spring Street Intersection

Mayor Garner announced that the City had received notification from the Georgia Department of Transportation (DOT) that the request for a traffic signal at the Spring Street intersection had been denied. Mayor Garner noted that the Department of Transportation had made recommendations that may eliminate some of the traffic problems and eliminate accidents at the intersection. Citizens in attendance inquired to the possibility of building a pedestrian bridge over Highway 27. Councilmember Byrd discussed DOT's recommendations. Councilmember Byrd stated he wanted to confer with his constituents regarding the options and their preferences before deciding to go forward with one of DOT's recommendations.

5. Possible Closure of Ballard Bridge Road

Mayor Garner announced that the City was considering the closure of Ballard Bridge Road adjacent to the City of Carrollton Spraysite. Mayor Garner informed everyone of vandalism and trespassing that had occurred at the Spraysite despite "warning" and "trespassing" signs. Mayor Garner noted that public service announcements would be made prior to closure to allow for public input.

6. Mosquito Spraying

Mayor Garner reported that the City would discontinue the mosquito aerosol spraying of permamone. Further adding this practice would be discontinued due to health concerns and that other safer methods of mosquito control were being considered.

7. Resolution 04 - 12: Executive Session (Personnel)

The Mayor and Council chose not to enter Executive Session to discuss the contract of former City Manager Reid Silverboard. Mayor Garner explained that at the time of Mr. Reid Silverboard's resignation, former Councilmember Dean Brown met with him to further negotiate on behalf of the City, the terms of his resignation. In order to relieve the burden on Mr. Silverboard and his family and meet current industry standards, the Mayor and Council unanimously agreed to go beyond the terms of his contract and to extend the termination provision in said contract an additional 180 days. Noting that in this regard, the City has been paying Mr. Silverboard said amounts in bi-weekly payments. Last week the City elected to exercise its option and pay Mr. Silverboard the remaining severance amount in one lump sum. Mayor Garner requested the Council to formalize the action with a motion. Motion to ratify Reid Silverboard's contract by an extension of 180 days. Motion passed, 4-0.

8. Mayor and Council Announcements

Councilmember Byrd inquired as to why the City of Carrollton did not attract restaurants such as "Red Lobster" and "Joe's Crab Shack". Mayor Garner responded that it was his opinion that developers probably look at factors such as population and proximity to an interstate before locating to a particular area. Mayor Garner stated that hopefully, with current growth trends, the City of Carrollton will be able to attract restaurants of that caliber in the near future.

City Manager Announcements

City Manager Coleman announced his appointment of Mr. Donald North to the Water Treatment Plant Superintendent position. Mr. North is a former Environmental Inspector from the Environmental Protection Division and has served as a Water and Wastewater Superintendent in the West Georgia area.

At this time Mayor Garner expressed his appreciation to Councilmembers, Finance Director Jim Triplett and Department Directors for their efforts in reducing the millage rate. Mayor Garner noted that the reduction was not a whole lot of money, but that the City was headed in the right

direction. Mayor Garner excused himself from the meeting, requesting Councilmember Byrd to preside.

3. Public Hearing: FY 2004 - 2005 Budget

Councilmember Byrd opened the Public Hearing for citizen input and Council discussion. There were none. Councilmember Byrd closed the Public Hearing.

10. Citizen Comments

Ms. Annie Boykin, West Carrollton resident, expressed disappointment over DOT's refusal to install a traffic signal at Spring Street. Councilmember Byrd concurred and stated that efforts would continue to make the intersection safer. Councilmember Balega inquired about the installation of flashing warning signals prior to the intersection if a traffic signal were installed. City Manager Coleman stated that would be an idea to present to the DOT. Councilmember Byrd expressed appreciation for Ms. Boyd's patience with the City in the matter.

Ms. Sara Byrd, West Carrollton resident, expressed questions regarding the schedule for mosquito control, stating that residents could make an effort to stay inside during times when their neighborhoods are sprayed. Councilmember Byrd requested that the City Manger have the Codes Enforcement Department check areas for dumped tires, which are a known contributor to mosquito infestation. City Manager Coleman advised that the City has discontinued mosquito spraying based on health concerns and that other methods of mosquito control were being investigated.

V. ADJOURNMENT

There being no other business before the Mayor and Council, Mayor Garner adjourned the meeting at 6:42 p.m.

*Respectfully submitted by
Libby R. Duke, Deputy City Clerk*